

# TOWN OF FREDERICK COMPREHENSIVE PLAN

<b>Introduction</b>	<b>1</b>
<b>Growth of the Town</b>	<b>2</b>
<b>Image and Design of the Town</b>	<b>3</b>
<b>Housing</b>	<b>4</b>
<b>Economic Development</b>	<b>5</b>
<b>Commercial Development</b>	<b>6</b>
<b>Industrial</b>	<b>7</b>
<b>Transportation</b>	<b>8</b>
<b>Public Improvements</b>	<b>9</b>
<b>Parks and Open Space</b>	<b>10</b>
<b>Environment</b>	<b>11</b>
<b>Cultural, Historical, Educational, and Human Service Opportunities</b>	<b>12</b>
<b>Definitions</b>	<b>13</b>
<b>Maps</b>	<b>14</b>
<b>Amendments</b>	<b>15</b>



## ACKNOWLEDGEMENTS

### ***Frederick Board of Trustees***

Eric Doering, Mayor  
Cecil Davis  
Karen Dunbar  
Mike Hattel  
Joe Johnson  
Mike Schiers  
Sue Wedel

### ***Frederick Parks & Open Space Commission***

Chuck Beehler  
Jerry Borger  
Brad Hagen  
Matt Heidenfeld  
Sharon Pendergast

Development of The Town of Frederick Comprehensive Plan, 2006 was funded, in part, by an Energy and Mineral Impact Grant from the Colorado Department of Local Affairs.

### ***Frederick Planning Commission***

Tim Williams, Chairman  
Wayne Barcewski  
Alan Blair  
Donna Hudziak  
Jeff Roehrig

### ***Citizen Advisory Committee***

Ellie Burns  
Denise Coe  
Dan Ferrick  
Jon File  
Erin Fosdick  
Aaron Grant  
Phil Irwin  
Jody Hartmann  
Jason Hepp  
Larry Jacobson  
Cherissa Lambert  
Paula Lindamood  
Marie Matzel  
Cindy Roehrig  
James P. Wason  
Dr. Dave Tusek

Special thanks to the citizens and business owners, Frederick High School and Elementary School students, landowners of Frederick, and interested citizens in the surrounding area who participated in the Town of Frederick Comprehensive Plan, 2006 update process.

### ***Contributing Consultants:***

McCool Development Solutions, LLC  
1343 South Yank Street  
Lakewood, Colorado 80228  
303.378.4540

Civil Resources, LLC  
451 Oak Street, Suite 209  
PO Box 680  
Frederick, Colorado 80530  
303.833.1416

ForeSee Consulting, Inc.  
PO Box 305  
Lyons, Colorado 80540  
303.823.6219



## ADOPTION

The Town of Frederick Comprehensive Plan, 2006, was adopted by  
The Planning Commission  
INSERT DATE

By: \_\_\_\_\_  
Tim Williams, *Chairman*

The Town of Frederick Comprehensive Plan, 2006, was ratified by  
The Board of Trustees  
INSERT DATE

By: \_\_\_\_\_  
Eric Doering, *Mayor*



## **Introduction**

### ***Community Vision***

Frederick aspires to be a balanced community where residents can live, work, learn and play. The Town should be safe, friendly, connected, walk-able, and inclusive for all residents, with ample places and opportunities for people to interact and recreate.

### ***Community Vision***

A dynamic picturesque community that offers diverse opportunities while respecting its heritage and planning for its future.

### ***Historic Perspective***

Frederick is a small town located along Colorado's Front Range. It is situated between the towns of Firestone and Dacono in southwestern Weld County. Collectively, the towns are referred to as the Tri-Town area. Frederick started as a mining camp and was incorporated in 1907. The immigrants who came to settle in the Tri-Town area and work in the coalmines were from Italy, France, Greece, Turkey, the Slavic countries, and Mexico. As with all of the Tri-Towns, Frederick is a close-knit, hard working community.

The Tri-Towns have a history of working together as neighbors. More recently, a formal effort to cooperate in planning the region has been initiated including intergovernmental agreements and the mutually adopted Uniform Baseline Design Standards. The success of these regional efforts are dependent on a commitment to the ideals expressed in the Town of Frederick Comprehensive Plan, 2006, as well as those identified by the communities of Firestone and Dacono. The goals of the Tri-Town communities' must be mirrored by a commitment from Weld County officials to cooperatively plan development in this region.

Frederick's history of comprehensive planning dates back to 1977, when the Center for Community Development and Design College of Environmental Design, University of Colorado at Denver (CCDD) developed the Tri-Area Comprehensive Plan. CCDD created this plan for Frederick, Firestone, Evanston, and Dacono. This initial plan evolved into a comprehensive plan update entitled, "Town of Frederick Comprehensive Plan, 1996."

## ***Statutory Authority (Enabling Legislation)***

Colorado State Law (CRS 31-23-206) provides the framework for “master plans” or comprehensive plans within the State. This document complies with the State statute by providing for planned and orderly development and balancing basic human needs of a changing population with legitimate environmental concerns.

## ***TOWN OF FREDERICK PLANNING PROCESS***

### ***Implementation of the Town of Frederick Comprehensive Plan, 2006***

Implementation of the Comprehensive Plan requires a commitment by the Planning Commission and Board of Trustees to use it as a daily decision-making guide for Town growth, development and design. Where feasible, significant community resources will utilize multiple aspects of this plan for implementation in preserving and developing historic resources, open space, trails, and other facilities.

The Comprehensive Plan is implemented by following the policies and carrying out the strategies contained in the Plan. Regulatory tools such as zoning, subdivision regulations, and capital improvement programs transform policy into actuality.

### ***Amending the Comprehensive Plan***

The Comprehensive Plan is a document for the Planning Commission and Board of Trustees to use to direct decision making for the Town. As the community grows, the Comprehensive Plan must be able to adapt accordingly. The Planning Commission and Board of Trustees should re-evaluate and update the Plan every five years. Citizens may also request amendments to the Comprehensive Plan. Both the written and graphic elements of the Comprehensive Plan may be amended.

The Planning Commission must review all requests to amend the Plan. If an amendment is suggested, the Planning Commission must determine if the suggested change is in the best interest of the Town. If so, the plan may be amended pursuant to the following criteria:

1. The amendment improves the implementation of one or more of the goals, policies, and strategies of *The Town of Frederick Comprehensive Plan, 2006*.
2. The amendment will not pose a detrimental impact on existing or planned Town facilities, services or transportation facilities.

3. The amendment will not interfere with the existing or emerging land use patterns and densities/intensities of the surrounding neighborhoods as depicted on the Land Use Plan and contained within the *Town of Frederick Comprehensive Plan, 2006*.
4. The amendment will not interfere with, or prevent, the provision of any of the area's (neighborhood's) existing, planned, or previously committed services.



## Growth of the Town

The Town of Frederick is located in Weld County. In 2005, Weld County became the fastest growing county in the State. The growth occurring within the region will affect the Town of Frederick, whether development occurs in Frederick's municipal boundary or not. Therefore, the growth of the community must be evaluated in a regional context. The type of land use, the rate of growth, the design of the buildings and landscaping, and the amount and location of open space and farmland are all elements affecting the Town. When considering the aspects of growth, the primary focus of the Town should be to improve the quality of life for residents.

The Town's vision for the community will contribute to the vision of the region. Frederick's small town atmosphere is a valuable asset. Balancing this asset with development will continue to be a challenge for the Town. Frederick should grow responsibly and efficiently, considering the balance of economic and environmental concerns, as well as ensuring that development pays its way and supports the sustainability of the Town. The decisions made today will create a legacy for future generations.

### **GOAL 1 – Grow with the intention of maintaining a small-town sense of community.**

**Policy 1.1:** Review annexation requests to ensure conformance with the Comprehensive Plan.

**Strategy 1.1.1:** *Develop annexation review criteria to help determine if annexations conform to the Comprehensive Plan and will benefit the Town.*

**Policy 1.2:** Grow in a connected pattern; encourage infill and development close to the core community.

**Strategy 1.2.1:** Encourage development that is adjacent to the downtown core area.<sup>1</sup>

**Strategy 1.2.2:** Encourage development of infill property by emphasizing the fact that these properties already have utility extensions.<sup>2</sup>

**Strategy 1.2.3:** Encourage neighborhood street layouts that connect adjacent neighborhoods.

<sup>1</sup> Refer to Land Use Code Article 4, Subdivision Regulations.

<sup>2</sup> Refer to Land Use Code Article 2, Community Design Principles and Development Standards.

**Policy 1.3:** Evaluate projects with respect to magnitude, scale, and diversity of product type so that no one project or combination of projects overtakes the character of the existing community.

**Strategy 1.3.1:** Require a mixture of housing product types, including the provision that manufactured housing should not exceed five percent (5%) (question of whether this is a necessary restriction) of the total housing units available within the community at one time.<sup>3</sup>

**Strategy 1.3.2:** Require projects to fit in with the existing scale and nature of the community with respect to the scale and project design.

**Goal 2 – Create a healthy balance between housing, employment, availability of goods and services, recreation and cultural opportunities within the community.**

**Policy 2.1:** *Plan neighborhoods as readily identifiable communities bounded by natural features including drainage basins and open space or human-made features, such as arterial streets and railroads.<sup>4</sup>*

**Strategy 2.1.1:** Plan residential neighborhoods that are self-contained, identifiable environments, centered around parks, civic centers, and community facilities, all within walking distance to the home. Include convenience services to serve the neighborhood.

**Strategy 2.1.2:** Promote balanced growth, providing a mix of residential and commercial, while striving to maintain Frederick's small town atmosphere.

**Strategy 2.1.3:** Promote a wide range of quality businesses and industries to provide employment opportunities and services for Frederick citizens.

**Strategy 2.1.4:** Coordinate with St. Vrain Valley School District and adjoining municipalities to plan the locations of schools sites to serve all neighborhoods.

<sup>3</sup> Refer to Land Use Code Section 2.19 of the Community Design Principles and Development Standards.

<sup>4</sup> Refer to Land Use Code Section 1.15 of the General Provisions.

Strategy 2.1.5: Encourage commercial and industrial neighborhoods to be functional, identifiable areas that do not adversely impact adjacent uses.

Strategy 2.1.6: Encourage multi-purpose activity centers within shopping centers and business parks.

Strategy 2.1.7: Minimize and discourage land uses that would detract from the function and viability of commercial and industrial neighborhoods.

*Policy 2.2: Encourage proposed development within the Frederick Planning Area to annex into the Town of Frederick.*

**Goal 3 – Utilize various measures for managing growth at the Town's edges.**

*Policy 3.1: Cooperate with Firestone, Dacono, Erie, and Weld County in establishing intergovernmental agreements regarding Planning Areas and boundaries.*

Strategy 3.1.1: Establish mutually agreeable planning areas for Frederick, Firestone, Dacono, Erie and Weld County's Mixed-Use Development (MUD) area.

Strategy 3.1.2: Develop revenue sharing agreements among the Tri-Towns and the County.

Strategy 3.1.3: Maintain community separators as depicted on the Land Use Plan.

*Policy 3.2: Continue to follow and update the Uniform Baseline Design Standards with the Tri-Towns and Weld County that govern development in the I-25 region.*

Strategy 3.2.1: Actively participate in updating the *Uniform Baseline Design Standards*.



## Image and Design of the Town

The small town atmosphere heavily contributes to the Town's image. As the Town continues to grow, maintaining this character is desirable.

The following characteristics are seen as contributing to Frederick's small town atmosphere:

- Walkable and pedestrian oriented
- Orderly, tree-lined streets with grid pattern
- Houses facing streets with less predominant garages in the back
- Safe and secure
- Friendly, nice people
- Opportunity to know one's neighbors
- Good schools
- Slower paced, relaxed environment
- No excessive traffic
- Quiet place
- Special mountain views and vistas
- Rural
- Human scale: 1 to 2 story buildings

### **Goal 4 – Preserve and enhance Frederick's small town, rural character.**

*Policy 4.1: Maintain and enhance the Town's character and sense of place as defined by its neighborhoods, districts, corridors, and edges.*

- Strategy 4.1.1: Integrate public spaces such as plazas, civic buildings, parks, gateways, and landscaping into the overall development pattern of the Town and design them to be safe, attractive, functional and accessible.<sup>5</sup>
- Strategy 4.1.2: Include a range of many different housing types and densities throughout the Town, providing housing opportunities for all socio-economic groups.
- Strategy 4.1.3: Ensure that neighborhoods provide a safe and secure setting for residences.
- Strategy 4.1.4: Design neighborhoods parks and pocket parks, plazas and other public amenities to serve as a neighborhood focus and provide individual identity for all neighborhoods.

---

<sup>5</sup> Refer to Land Use Code Section 4.7 of the Subdivision Regulations.

Strategy 4.1.5: Encourage commercial buildings to be designed to focus on the character of the neighborhood and Town, building materials, architectural details, color ranges, building scale, and relationship to streets and sidewalks.

Strategy 4.1.6: Incorporate landscaping throughout the Town to provide visual interest, screening of unsightly areas, enhance views, cover for wildlife, shade from the summer sun, and protection from the winter wind.

*Policy 4.2: Promote cohesive, integrated development patterns.*

Strategy 4.2.1: Build developments on a modified-grid street system while promoting an interconnected network of new and existing neighborhoods, convenient pedestrian access, and multiple routes between key destinations.

Strategy 4.2.2: Design streets and walkways to function as attractive public spaces.

Strategy 4.2.3: Design streets pedestrian safety, comfort, and ease of walking, as well as providing safe, efficient routes for vehicles.

Strategy 4.2.4: Create pedestrian, vehicular, and bikeway networks that connect major destination points within the Town and neighborhoods.

Strategy 4.2.5: Encourage neighborhood street layouts that connect adjacent neighborhoods.

*Policy 4.3: Encourage and support redevelopment.*

Strategy 4.3.1: Design infill and redevelopment to respond to the unique character of the area.

Strategy 4.3.2: Encourage downtown redevelopment while maintaining a pedestrian environment that reflects the local historic character and is attractive to restaurants, bars, and specialty shops.

Strategy 4.3.3: Encourage new and remodeled building design in the downtown area to reflect the historical building design.

***Policy 4.4: Support the Downtown Business District.***

- Strategy 4.4.1: Encourage expansion of downtown Frederick to the west of Weld County Road 13/Colorado Boulevard.
- Strategy 4.4.2: Implement land uses within Downtown that will create a unique identity, without competing with highway-oriented business along business corridors.
- Strategy 4.4.3: Develop policies for public improvements such as parking, street improvements, and public facilities.

***Goal 5 – Enhance the aesthetic image of Frederick and the surrounding area by improving the appearance of major highway corridors and entryways.***

***Policy 5.1: Develop an attractive and inviting sense of place along the Interstate 25 and Highway 52 corridors by using quality architecture, generous landscaping, locating storage areas away from the corridors, and disbursing off-street parking around the site.***

- Strategy 5.1.1: Promote a variety of uses along the corridors, including retail, office, industrial, employment, restaurants and service, and multi-family residential.
- Strategy 5.1.2: Identify parcels along the key corridors to preserve for open space and trailheads for recreational trails.
- Strategy 5.1.3: Incorporate the Colorado Front Range Trail, adjacent to Highway 52, into all development proposed along the corridor.
- Strategy 5.1.4: Encourage parking areas to be distributed around the perimeter of the building away from street frontage and broken up into smaller sections through landscaping and pedestrian walks.
- Strategy 5.1.5: Permit signs along major transportation corridors that are visible to customers yet respect quality design standards.<sup>6</sup>

---

<sup>6</sup> Refer to Land Use Code Article 7, Sign Regulations.

Strategy 5.1.6: Encourage lighting along major transportation corridors to provide safety and illumination in parking lots, pedestrian paths, and building entrances.

**Goal 6 – Encourage design diversity and excellence.**

*Policy 6.1: Pursue the removal of abandoned oil and gas wells in the Frederick Planning Area.*

*Policy 6.2: Evaluate projects with respect to magnitude, scale, and diversity as they relate to the character of the existing town.*

**Goal 7 – Emphasize the significance of key community places and buildings.**

*Policy 7.1: Assess the community for key community places, buildings and historic resources.*

Strategy 7.1.1: Develop a historical preservation policy that will enable the Town to designate historic structures.

Strategy 7.1.2: Encourage building restoration or reuses by exploring grant possibilities.

Strategy 7.1.4: Continue to develop the connections to special areas such as Milavec Lake, Boulder Creek and the Godding Hollow Ditch with a comprehensive trail network as depicted on the Parks, Open Space and Recreation Map.

Strategy 7.1.5: Develop and encourage rural cluster developments that conform to the rural subdivision standards as an option for preserving large tracts of open lands west of Weld County Road 7.

*Policy 7.2: Provide Community Separator areas between adjacent communities to maintain community identity and preserve open lands.*

Strategy 7.2.1: Develop and adopt a Community Separator Plan which identifies the intent, land acquisition plan, protection of landowner interests, and implementation strategies for obtaining the Community Separators, as reflected on the Land Use Plan.

- Strategy 7.2.2: Allow rural residential subdivisions in the Community Separator area as depicted on the Land Use Plan.
- Strategy 7.2.3: Work with utility providers to limit the infrastructure planned for Community Separator Areas.
- Strategy 7.2.4: Seek property owners within the Community Separator areas who are interested in providing conservation easements or land preservation via other methods.
- Strategy 7.2.5: Consider establishing a program to allow the transfer of development rights.
- Strategy 7.2.6: Once funding sources are identified, work with adjacent jurisdictions to pool open lands funds.



## Housing

Frederick is a desirable community for housing development due to its prime location along the Interstate 25 corridor and proximity to Denver, Boulder County, and other jurisdictions that are enacting growth management policies.

New housing developments should provide choice at all economic levels. The Frederick Comprehensive Plan 2006 provides for housing diversity by recognizing a variety of housing types, sizes and densities. Developers of larger parcels of land are encouraged to look towards Planned Unit Development Overlays (probably should be footnoted) to provide mixed use residential neighborhoods. Overlays allow the integration of a variety of land uses in a manner that encourages and facilitates diversity, interaction, safety and design excellence. This pattern may be characterized by a mix of mutually supportive and integrated residential and non-residential land uses and a network of interconnected streets, walkways, bike paths and neighborhood parks. When the character, context and scale of the surrounding neighborhood are taken into account, mixed-use developments can provide unique opportunities for employment, shopping, housing and public gathering spaces, while having a positive impact on the neighborhood.

Diversity in housing stock is important. The Town would prefer a range in housing types, styles, and prices to both current and potential Frederick residents. By providing a mixture of housing types, new development will incorporate visual and economic diversity into every neighborhood.

Based on the population demographics on the Town, housing for young families, including entry-level homes, townhomes and condominiums, will need to be provided. Multi-family housing opportunities will be important for the younger population who wish to stay in Frederick or return to Town after college. Housing opportunities for seniors would include low-maintenance and more affordable housing such as townhomes, condominiums, retirement communities, and patio homes.

**Goal 8 – Provide diversity in the types of housing to adequately supply residential units for all economic segments.**

*Policy 8.1: Promote the development of different types and styles of housing in every neighborhood.<sup>7</sup>*

---

<sup>7</sup>Refer to Land Use Code Section 2.19 of the Community Design Principles and Development Standards.

Strategy 8.1.1: Provide a variety of lot sizes and different residential home types and styles in every neighborhood.

*Policy 8.2: Develop an affordable housing policy promoting the development of affordable housing units.*

Strategy 8.2.1: Encourage developers to design affordable housing projects to reflect the Town's development standards and be compatible with adjacent uses.

Strategy 8.2.2: Locate affordable housing near future transit routes.

Strategy 8.2.3: Encourage outside funding sources from local, state, and federal levels that can be applied to affordable housing projects.

Strategy 8.2.4: Encourage rezoning applications that provide a mixed-use concept, and offer higher density residential with office and/or retail.

*Policy 8.3: Foster the development of housing for special groups including elderly, lower income, and disabled persons.*

Strategy 8.3.1: Review and revise the impact fee schedule to ensure that it encourages developers to build certain types of housing such as apartments and senior housing.

Strategy 8.3.2: Encourage and develop requirements for providing accessible housing for the disabled.

**Goal 9 – Maintain and develop quality residential neighborhoods by using design characteristics that create and preserve the small town atmosphere.<sup>8</sup>**

*Policy 9.1: Promote the preservation and enhancement of Frederick's existing neighborhoods.*

Strategy 9.1.1: Enhance the community's pedestrian amenities by continually replacing broken and narrow sidewalks, and facilitate the installation of new sidewalks where they are missing.

---

<sup>8</sup> Refer to Land Use Code Section 2.7 of the Community Design Principles and Development Standards.

Strategy 9.1.2: Maintain a safe environment by promoting clear visual connections to sidewalks, parking lots and parks while encouraging the removal of solid fences and other barriers.

Strategy 9.1.3: Encourage redevelopment of parcels within existing neighborhoods that includes the same bulk, mass, setback, street orientation, roof lines, and architecture as existing buildings adjacent to the site.

Strategy 9.1.4: Explore creating a program to designate historically valuable buildings.

*Policy 9.2: Promote residential growth that maintains Frederick's small town atmosphere.*

Strategy 9.2.1: Encourage master plans/concept plans that support clustering new neighborhoods, provide neighborhood services, and provide connectivity throughout the community.

Strategy 9.2.2: Incorporate neighborhood commercial land uses into residential clusters so that essential services are within walking distance from housing.

Strategy 9.2.3: In low density estate areas, encourage rural subdivisions and cluster developments that preserve and protect natural resources, agricultural lands and open space.<sup>9</sup>

*Policy 9.3: Promote mixed-use residential neighborhood development.*

Strategy 9.3.1: Encourage a variety of mixed-use neighborhood uses within each mixed-use residential neighborhood area.

Strategy 9.3.2: Encourage civic and activity centers within neighborhoods.<sup>10</sup>

Strategy 9.3.3: Enhance residential neighborhoods by providing connectivity and direct access to the community core.<sup>11</sup>

---

<sup>9</sup> Refer to Land Use Code Section 4.9 of the Subdivision Regulations.

<sup>10</sup> Refer to Land Use Code Section 2.5 of the Community Design Principles and Development Standards.

<sup>11</sup> Refer to Land Use Code Section 2.9 of the Community Design Principles and Development Standards

Strategy 9.3.4: Encourage infrastructure improvements upfront and work with landowners or developers on reimbursement agreements.

## Economic Development

The Town of Frederick is enthusiastic about increasing economic activity. All economic sectors are necessary for a sustainable economy and are dependent upon one another. In addition to its prime location, the Town's appealing quality of life is a primary driving force of economic development within the Town.

"Quality of life" is not only measured by the services provided by the Town, such as the availability of parks and recreational amenities, cultural resources, safe and convenient transportation amenities, but also safe and attractive places to live, work and shop. Maintaining Frederick's quality of life is a key objective of the Town's economic development goals, policies and strategies.

Frederick is interested in working with local companies and businesses to maintain a high quality community. Town officials strive to be responsive to the needs of local businesses and seek opportunities for interaction with them.

**Goal 10 – Strive for a diverse, balanced business community that brings economic vitality, while maintaining a balance with population and community character.<sup>12</sup>**

*Policy 10.1: Promote the preservation and enhancement of Frederick's existing non-residential developments.*

- Strategy 10.1.1: Encourage the recruitment of businesses that support the economic base and create primary jobs for the Town.
- Strategy 10.1.2: Develop a policy regarding preferred businesses, including those which practice environmental stewardship, businesses that provide high-paying jobs, or locally owned non-corporate businesses.
- Strategy 10.1.3: Continue to market the Town by providing information on the Town's internet site, newsletters, and other media.
- Strategy 10.1.4: Utilize incentives and programs to promote economic development, including but not limited to, expediting the development review process, utilizing public-private financing mechanisms, and/or applying for development or redevelopment grants.

---

<sup>12</sup> Refer to Land Use Code Section 4.2 of the Subdivision Regulations.

*Policy 10.2: Establish partnerships with public and private entities to benefit the community.*

Strategy 10.2.1: Encourage the private sector to participate in partnerships with nonprofit or public agencies to provide community benefits and services.

Strategy 10.2.2: Maintain membership in the Greeley/Weld Economic Development Area Partnership and the Longmont Area Economic Council and work closely with them to attract businesses and industry to the Town of Frederick.

Strategy 10.2.3: Form partnerships with adjacent communities to promote the economic vitality of the Tri-Town area.

Strategy 10.2.4: Devise intergovernmental agreements with adjacent communities and Weld County to plan for industrial and commercial growth and to implement revenue sharing amongst the communities.

*Policy 10.3: Encourage new businesses and retain existing businesses that provide needed local services.*

Strategy 10.3.1: Collaborate with the business community to facilitate growth, development and infrastructure improvements that benefit residents and businesses.

Strategy 10.3.2: Work with the Carbon Valley Chamber of Commerce and business community to encourage activities, tourism and other events that will draw visitors to the Town.

Strategy 10.3.3: Consider making public improvements to the Town for the purpose of attracting new businesses, such as gateways/entries with attractive signage and landscaping.

*Policy 10.4: Maintain streamlined development review and building permit processes.*

Strategy 10.4.1: Provide efficient and timely review of development proposals, while maintaining quality standards in accordance with the Town's Land Use Code.

*Policy 10.5: Complete vital sections of the Town's infrastructure where needed.*

- Strategy 10.5.1: Encourage the community's infrastructure improvements be built in a timely and efficient manner to promote economic development.
- Strategy 10.5.2: Encourage landowners or developers to design, finance, and construct infrastructure improvements within and to their property or properties.
- Strategy 10.5.3: Establish reimbursement agreements between the landowners and the Town.
- Strategy 10.5.4: Explore options towards designing, financing, and constructing infrastructure improvements upfront, understanding that future development will pay its way by contributing its "fair share" cost of the improvements at the time of development.

*Policy 10.6: Promote an increase and diversification of the employment base to accommodate job-generating developments that help achieve jobs for Frederick residents.*

- Strategy 10.6.1: Encourage businesses that will provide jobs for Frederick residents.
- Strategy 10.6.2: Promote businesses that will provide job diversity.
- Strategy 10.6.3: Maintain the strong manufacturing, construction, engineering, research and development, and high-tech industries.
- Strategy 10.6.4: Encourage management, professional, scientific, and research and development jobs to capture more of the workforce.
- Strategy 10.6.5: Work toward a job-housing ratio greater than 1:1.

*Policy 10.7: Locate economic development in appropriate and viable locations.*

- Strategy 10.7.1: Use the following locational criteria to determine where economic development (employment) uses may be located.

- a. Proximity to major highways and access to an arterial street without the need to pass through less intensive land uses.
- b. Availability of existing or planned utility services, including water, sewer, and electricity.
- c. Proximity of jobs to housing.
- d. Proximity to transportation nodes.
- e. Proximity to transit oriented developments (TODs).
- f. Encourage economic development within the Employment District corridor along Interstate 25.

*Policy 10.8: Encourage the development of medical facilities including hospitals, clinics, and other health care offices.*

Strategy 10.8.1: Contact medical facilities to encourage them to locate a facility in the Frederick Planning Area.

*Policy 10.9: Encourage redevelopment and expansion of Downtown Frederick with the intent of revitalizing this area as a multi-use, pedestrian-oriented center for governmental, service, financial, and entertainment facilities.*

Strategy 10.9.1: Promote the formation of a downtown development authority charged with the mission of revitalizing Downtown Frederick.

Strategy 10.9.2: Provide development incentives for Downtown businesses.

Strategy 10.9.3: Seek tax increment financing as a permanent revenue source to support the downtown area.

Strategy 10.9.4: Develop a streetscape design palette that can be applied in various downtown areas.

Strategy 10.9.5: Designate, design and market the historic core of downtown as a food and entertainment center.

Strategy 10.9.6: Implement a lighting program, and coordinate façade design, outdoor eating areas and streetscape design, with the creation of a pedestrian environment.

## Commercial Development

Frederick's only existing commercial center is the downtown, which is classified as downtown commercial. Other types of commercial land uses include neighborhood commercial, community commercial, regional commercial and mixed use Highway 52 commercial.

An expansion of the downtown commercial land use may occur by crossing Weld County Road 13 to the west. The Land Use Plan identifies specific neighborhood commercial areas but this can also be incorporated into property with a mixed-use residential neighborhood land use. Downtown and neighborhood commercial encourage pedestrian traffic and alternative means of transportation.

Community commercial and regional commercial provide larger scale formats of commercial services that are available to a larger traveling population. The community commercial land use identifies land intended to provide services to the Town. Regional commercial is located at the primary transportation crossroads of Highway 52 and Interstate 25 and Highway 119 and Interstate 25.

The mixed use Highway 52 commercial land use was created to encourage a unique blend of residential and non-residential uses along the primary east/west corridor through the community. Exceptional landscaping and architectural design will be complimented by coordinated access and parking areas.

### **Goal 11 – Encourage the growth of commercial services within the Town while preserving the community character and meeting the needs of the citizens.**

*Policy 11.1: Promote the preservation and enhancement of Frederick's existing downtown.*

- Strategy 11.1.1: Maintain downtown government uses.
- Strategy 11.1.2: Establish visible and attractive gateways to downtown.
- Strategy 11.1.3: Build an image around the historic qualities of Downtown that will attract more people.
- Strategy 11.1.4: Encourage Transit-Oriented Developments in close proximity to downtown.

*Policy 11.2: Promote neighborhoods to be designed with neighborhood commercial integrated with residential uses.*

*Policy 11.3: Encourage the development of community and regional commercial sites.*

Strategy 11.3.1: Consider alternative funding mechanisms.

Strategy 11.3.2: Encourage commercial development along the Highway 52 corridor.

**Goal 12 – Provide the opportunity for the Highway 52 corridor east of Weld County Road 11 to develop as a mixed-use corridor.**

*Policy 12.1: Encourage development that occurs within the areas designated on the Land Use Plan as Mixed Use Highway 52 Corridor to occur as a planned unit development.*

Strategy 12.1.1: Allow the clustering of commercial uses and residential dwellings to provide buffers, common open space, and trail connections.

## Industrial

The Town of Frederick has a number of developments that currently allow industrial types of uses. As the Town grows, it will be important for industrial uses to be allowed within the Town but also minimize the impacts that are associated with industrial uses. Any new industrial businesses must work to achieve a balance with the existing community.

**Goal 13- Encourage desirable industrial development within the Town consistent with the Town's overall growth policies.**

*Policy 13.1: Locate industrial uses in appropriate and viable locations.*

Strategy 13.1.1: Locate industrial within proximity to other industrial land uses.

*Policy 13.2: Minimize the impact of industrial uses on adjacent properties.*

Strategy 13.2.1: Use the Town's land use authority and capital improvement policies to provide an adequate supply of both finished sites and raw land suitable for industrial development in a range of sizes to accommodate the different requirements of various businesses.

Strategy 13.2.2: Encourage industrial parks to include appropriate amenities such as recreational or other facilities that benefit their employees.

Strategy 13.2.3: Encourage reinvestment in and improvement to the Town's existing industrial areas to maintain and improve their economic vitality and appearance.



## Transportation

As the Town of Frederick grows, the demands on the transportation system will grow as well. Frederick's transportation system development includes safety, convenience, efficiency, and incorporates a variety of modes including automobiles, transit, bicycle and pedestrians. A Transportation Plan will be adopted as a supplement to this document. The supplement will include information on access management.

**Goal 14 – Provide and maintain a roadway network, which meets Frederick's circulation and access needs in a safe, economical, and efficient manner.**

*Policy 14.1: Ensure that the transportation system is compatible with adjacent land uses to maintain a high level of mobility.*

Strategy 14.1.1: Time improvements to the transportation system to coincide with new development.

Strategy 14.1.2: Coordinate additions and improvements to the transportation system with adjacent municipalities.

*Policy 14.2: Establish a roadway classification system of arterials, collectors, local streets, and alleys that promote appropriate levels of service.*

Strategy 14.2.1: Establish a system of street standards that accommodate bicycles, pedestrians, and on-street parking needs.

Strategy 14.2.2: Identify future roadway corridors and ensure that sufficient right-of-way is dedicated.<sup>13</sup>

*Policy 14.3: Provide regional connections to Boulder, Longmont, Fort Collins, Fort Lupton, and the Denver Metro Area.*

Strategy 14.3.1: Support future improvements to the Interstate 25 interchanges at Highway 119 and Highway 52.

*Policy 14.4: Establish, maintain, and enhance cross-town connections in the Frederick Planning Area.*

---

<sup>13</sup> Refer to Land Use Code Article 4, Subdivision Regulations and the Town of Frederick Design Standards and Construction Specifications.

Strategy 14.4.1: Maintain the requirement for additional cross-town connections through Frederick at half-mile spacing.

Strategy 14.4.2: Include improvements to the existing grade separation at Weld County Road 20 and Interstate 25 in the plans for the projected widening of the Interstate.

*Policy 14.5: Incorporate mechanisms within the transportation system to protect and enhance the environmental quality and small-town character of Frederick.*

Strategy 14.5.1: Minimize the environmental impacts of transportation through appropriate traffic control measures.

**Goal 15 – Encourage alternative transportation modes in the Town of Frederick.**

*Policy 15.1: Develop a continuous system of bicycle/pedestrian routes including connections to schools and recreation areas, and between the Tri-Towns.*

Strategy 15.1.1: Investigate ways to improve the safety of pedestrian crossings at Interstate 25, Highway 52 and Weld County Road 13/Colorado Boulevard.

Strategy 15.1.2: Designate bicycle lanes with signage and pavement markings where existing roadway widths permit.

Strategy 15.1.3: Provide separate bicycle/pedestrian pathway in the design of future developments.

Strategy 15.1.4: Acquire bicycle/pedestrian right-of-way through open space and recreation areas and along drainage ways and utility easements.

Strategy 15.1.5: Investigate the feasibility of acquiring the abandoned railroad right-of-way through Frederick for use as a bicycle/pedestrian trail.

Strategy 15.1.6: Establish downtown Frederick as a bicycle/pedestrian system hub to enhance the viability of the downtown area.

*Policy 15.2: Increase the usage of ride-sharing and public transportation and augment the services currently available.*

- Strategy 15.2.1: Expand existing transit services for seniors, the disabled and others who rely on such services.
- Strategy 15.2.2: Encourage ride-sharing and car-pooling and investigate the potential for providing ride-share parking lots.
- Strategy 15.2.3: Investigate the potential for acquiring RTD bus service in Frederick and incorporate transit facilities in the design of transportation improvements.
- Strategy 15.2.4: Support future passenger rail service along the Front Range Corridor and consider future rail facilities in transportation system planning.
- Strategy 15.2.5: Support a transit facility south of Miners' Park.



## Public Improvements

Public improvements are the facilities and systems that provide municipal services. The Town Hall, fire stations, libraries, schools and the street, sewer, and water systems are all examples of public improvements. The need for these facilities and systems is generated in several ways. Community growth requires installation of new public improvements and creates demand for other off-site facilities such as fire stations. Existing facilities and systems also deteriorate or become obsolete, requiring replacement.

Provision of public facilities and service delivery are somewhat complicated in Frederick because the facilities and service delivery are provided by separate entities. Services are provided in the Frederick Planning Area by the Frederick-Firestone Fire District, St. Vrain Valley School District, St. Vrain Sanitation District, Weld County Tri-Area Sanitation District, Central Weld County Water District, Left Hand Water District, Kinder Morgan (gas service) and the Carbon Valley Recreation District. Adopt their service area maps by reference. Each of these agencies has a board of directors that make decisions regarding public facilities and systems related to their particular service. It is important to have cooperation and coordination between the Town and the districts.

**Goal 16 – Maintain Frederick as a desirable community through the installation of public improvements, providing a high level of service.**

*Policy 16.1: Cooperate with the service districts to develop a process that will ensure that public improvements are installed efficiently and in a timely manner.*

Strategy 16.1.1: Encourage the area's service districts to use the Town of Frederick Comprehensive Plan as a guide to determine the location of public improvements.

Strategy 16.1.2: Initiate discussions with the service districts to enter into intergovernmental agreements that require cooperation in providing municipal facilities and services in the Frederick Planning Area.

*Policy 16.2: Continue to draft and annually review the five-year capital improvement program designed to prioritize improvements.*

Strategy 16.2.1: Encourage the service districts to work with the Town to develop five-year capital improvement programs for the

Frederick Planning Area that compliment and support the programs for the other services.

Strategy 16.2.2: Require developers to install all public improvements necessary to serve their development.

## Parks, Open Space, and Recreation

Parks, trails, and open space enhance Frederick's livability and community character. Other community benefits of parks, trails, and open space include:

- Improve public health.
- Create a high quality of life.
- Help reinforce a sense of community.
- Provide opportunities for youth to build physical, social, intellectual, and emotional strength.
- Increase nearby property values.
- Serve as a cost-effective alternative to costly flood protection methods.
- Help protect the environment by cleaning the air and water, reducing energy use and stormwater runoff, and by providing wildlife habitat.
- Enable citizens to work together to improve their communities by participating in the design and maintenance of parks and trails.

It is important to consider the provision of parks, trails, and open space as a community responsibility and to develop shared, multi-purpose facilities that serve a broad range of users. This will enable Frederick to continue to provide for diverse recreational opportunities that enhance the area's quality of life.

**Goal 17– Create an integrated system of parks, trails, and open space that will:**

- Have a unique character and contribute to Frederick's sense of place.
- Enhance Frederick's quality of life.
- Include parks with a wide-array of facilities that are available to all residents and offer diverse recreational opportunities for all age groups that foster both individual and family activities.
- Provide safe, attractive trail connections between schools, the Carbon Valley Recreation Center, Milavec Lake, residential neighborhoods, parks and commercial areas, and link Old Town Frederick with the new developments.
- Enhance important wildlife areas, view corridors and community gateways, and improve the quality of the natural environment.
- Provide an opportunity to interpret Frederick's history and the value of its natural resources through diverse educational elements.

*Policy 17.1: Parks and trails shall be designed and constructed concurrently with new development.*

Strategy 17.1.1: Proposed developments shall locate parks and trails in accordance with the *Town of Frederick Parks, Open Space, and Trails Plan*.

Strategy 17.1.2: Whenever possible, locate parks adjacent to public schools and ensure that each school is connected to the community via a safe trail system that utilizes underpasses or overpasses to cross streets as necessary.

Strategy 17.1.3: Regularly evaluate existing recreational demands and facilities available with existing Town parks and trails. Upgrade and add facilities and additional parks and trails to meet the citizens' needs.

*Policy 17.2: Design all parks and trails to be multi-purpose, safe and accessible to people of all ages, abilities, and interests to ensure that every resident has access to a pocket park and neighborhood park (or a community or regional park) within one mile of their home.*<sup>14</sup>

Strategy 17.2.1: Ensure that all new parks and trails comply with the design standards set forth in the *Frederick Land Use Code* and with state and federal rules and regulations.

Strategy 17.2.2: Provide recreational facilities for people to have the opportunity to learn about Frederick's history and its natural environment.

*Policy 17.3: Work with local governments and districts, the land development community, Great Outdoors Colorado, local businesses, the 52-85 trails project group, and government agencies to develop parks, trails, and recreational facilities and to preserve open space.*

Strategy 17.3.1: Cooperate with the St. Vrain Valley School District, Carbon Valley Recreation District, Carbon Valley Library District, and adjacent jurisdictions as appropriate to investigate funding opportunities and to construct shared park and trail facilities.

Strategy 17.3.2: Meet with the St. Vrain Valley School District, the Weld County recreation District, and the public to develop a master list of existing and future facilities to ensure that

---

<sup>14</sup> Refer to Land Use Code Section 4.2 of the Subdivision Regulations.

the communities' needs are being met and to allow for joint use of facilities.

Strategy 17.3.3: Emphasize the value of the Boulder Creek corridor and local parks.

*Policy 17.4: Encourage development to integrate open areas, trails and recreational opportunities in their design and construction.<sup>15</sup>*

*Policy 17.5: Develop multi-use trails, pedestrian sidewalks and bike routes that provide safe and enjoyable access throughout Frederick.*

Strategy 17.5.1: Evaluate the potential for adding on-street and off-street bike lanes to existing streets to allow bicycles to be separated from traffic lanes.

Strategy 17.5.2: Evaluate existing sidewalks for maintenance needs, missing connections, and other below-standard issues and prioritize improvements based on available funding and community input.

Strategy 17.5.3: Ensure that all proposed development follows the Town standards for trail linkages to provide an integrated system of trails for the community.<sup>16</sup>

Strategy 17.5.4: Identify missing trail linkages through existing development and work with the landowners to construct these trails.

Strategy 17.5.5: Continue to work with the 52-85 Trails group (Frederick, Firestone, Dacono, Fort Lupton, Brighton, Weld County, and Colorado State Parks) and the Colorado Department of Transportation to create a master trail plan, pursue funding opportunities, and to help construct a continuous multiple-use trail from Brighton to the St. Vrain State Park as part of the statewide Colorado Front Range Trail.

Strategy 17.5.6: Maintain a trail system that will provide safe connections to schools, the Carbon Valley Recreation Center, Milavec Lake, neighborhoods, parks and commercial areas, and will link Old Town Frederick with new developments.

<sup>15</sup> Refer to Land Use Code Section 4.7 of the Subdivision Regulations.

<sup>16</sup> Refer to the Town of Frederick Design Standards and Construction Specifications.

*Policy 17.6: Cooperate with private landowners, developers, the St. Vrain Valley School District, utility companies and ditch companies to facilitate trail connections and to acquire funding.*

- Strategy 17.6.1: Coordinate trails design with the design of drainage ways. Carefully consider safety and impacts to wildlife and wetland areas when determining the alignment of trails.
- Strategy 17.6.2: Develop cooperative agreements with ditch companies regarding joint use of ditch rights-of-way for trails. Agreements should address safety, maintenance, and liability issues.
- Strategy 17.6.3: Create greenway trails along the Godding Hollow drainage way, Boulder Creek, Weld County Road 13/Colorado Boulevard, and Highway 52, and include connections to points of interest such as Milavec Lake, Miners' Park, and the Town's neighborhood trail system.
- Strategy 17.6.4: Work with Weld County and neighboring municipalities to determine appropriate locations for trails, to link communities, facilitate land acquisition, pursue funding opportunities and construct trails.
- Strategy 17.6.5: Monitor trails initiatives within the planning area and adjacent communities to maximize potential for connections and cooperative funding.
- Strategy 17.6.6: Cooperate with utility companies and oil and gas companies to allow the joint use of existing utilities, oil and gas easements for trails.

*Policy 17.7: Acquire right-of-way for trails, parkland, and open space through negotiation and consensus.*

- Strategy 17.7.1: Work with landowners/developers at the pre-application meeting and visioning session for a proposed development to determine appropriate locations for parks, trails, and open space on the property.
- Strategy 17.7.2: Notify the public regarding decisions related to park and conceptual trail designs and land acquisitions through a process of public notification, open houses, design charrettes, and other forms of correspondence that

access both the English- and Spanish-speaking populations.

*Policy 17.8: Encourage community participation in park and trail design, development and maintenance.*

- Strategy 17.8.1: Host workshops, design charrettes, and meetings with the Carbon Valley Recreation District, St. Vrain Valley School District, Parks and Open Space Commission, teachers, and citizens to integrate educational elements in Town parks and trails.
- Strategy 17.8.2: Cooperate with the Weld County Youth Conservation Corps to hire local youth to help build and maintain parks and trails.
- Strategy 17.8.3: Utilize Frederick's parks and trails by hosting community events such as community walks/runs, guided nature walks, outdoor movie nights, outdoor concerts and community celebrations.

**Goal 18 – Encourage the expansion of parks, trails and recreation facilities as the town expands west of Interstate 25 to facilitate a balance and help connect the community.**

*Policy 18.1: Explore providing safe east/west pedestrian access across Interstate 25 to link future development located west of Interstate 25 with the portion of the community located east of Interstate 25.*

- Strategy 18.1.1: Evaluate the existing Interstate 25/Highway 52 interchange and road intersections, and improve or add additional pedestrian accesses wherever possible.
- Strategy 18.1.2: Cooperate with the Colorado Department of Transportation and property owners adjacent to Highway 52 to provide safe, off-street pedestrian access near the highway.
- Strategy 18.1.3: Cooperate with the Colorado Department of Transportation to integrate expanded pedestrian crossings into any improvements to the Interstate 25/Highway 52 interchange as well as any future interchange in Frederick.

Strategy 18.1.4: Require new development both east and west of Interstate 25 to incorporate pedestrian trails that will facilitate access to other areas of the community.

Strategy 18.1.5: Continue to work with the City of Dacono, Weld County, and Colorado Department of Transportation to determine options for a pedestrian underpass at the intersection of Highway 52 and Weld County Road 13/Colorado Boulevard.

*Policy 18.2: Seek to provide a major community facility (such as a youth center) on the west side of Interstate 25 as the area develops in the future.*

**Goal 19 – Preserve significant natural, cultural, and agricultural resources within the planning area and maintain the rural character of Frederick.**

*Policy 19.1: Identify and encourage the preservation and enhancement of important natural and cultural resources within the Town's jurisdiction.*

Strategy 19.1.1: Integrate natural areas into Frederick's parks, trails, and open space network.

Strategy 19.1.2: Develop intergovernmental agreements with Weld County and surrounding jurisdictions (Firestone, Dacono, Fort Lupton, Erie, Longmont, and Boulder County) regarding the identification and preservation of unique natural features.

Strategy 19.1.3: Form creative public-private partnerships and cooperate with landowners to preserve, enhance, and/or acquire significant natural, cultural, and agricultural areas within Frederick's Planning Area.

Strategy 19.1.4: Develop a prioritized list of significant open space areas that the Town would like to acquire.

Strategy 19.1.5: Explore funding and acquisition opportunities to acquire open space.

*Policy 19.2: Identify and encourage the preservation of significant agricultural lands, scenic view corridors, and community gateways.*

- Strategy 19.2.1: Encourage and direct development close to the core community to maximize the funds invested in public infrastructure and to preserve open lands, particularly in the peripheries of the Town.
- Strategy 19.2.2: Encourage landowners to utilize the rural subdivision process to cluster homes and preserve open space in the areas specified as rural residential areas on the Land Use Plan.
- Strategy 19.2.3: Encourage the development of rural residential west of Weld County Road 7.<sup>17</sup>

---

<sup>17</sup> Refer to Land Use Code Section 4.9 of the Subdivision Regulations and Article 3, Zoning Regulations.



## Environment

Protecting the environment is an important goal to the Town of Frederick. Frederick can maintain sensitive land for future generations, protect valuable wildlife habitat, prevent loss of biodiversity, conserve the exhaustible supply of natural resources and farmland, and enhance the area's quality of life through environmental protection.

### **Goal 20 – Protect and enhance the Town of Frederick's environmental quality and natural resources.**

*Policy 20.1: Evaluate all new developments' cumulative impact on the environment and their compliance with noise, air, and water quality standards.*

- Strategy 20.1.1: Explore alternative transportation options from single occupancy vehicles.
- Strategy 20.1.2: Petition to be included in the Regional Transportation District, which can provide transit routes to Denver and other communities within the Metro area.
- Strategy 20.1.3: Work closely with water providers to ensure that drinking water is safe, clean, and free of harmful chemicals and bacteria.
- Strategy 20.1.4: Implement the use of non-potable or recycled water irrigation systems in new development where it is feasible.
- Strategy 20.1.5: Protect natural wetlands from the influences of development, regardless of size, with adequate buffers and mitigation measures.
- Strategy 20.1.6: Preserve and protect the 100-year floodplain for Boulder Creek, Idaho Creek, the Godding Hollow and other natural drainage channels by closely following Land Use Code regulations.
- Strategy 20.1.7: Encourage development patterns that feature alternative modes of transportation such as pedestrian and bicycle trails.

Strategy 20.1.8: Develop noise standards that are enforceable and protect residences from all sources of excessive noise pollution.

*Policy 20.2: Encourage a growth pattern for the Town that preserves natural areas and resources, and protects citizens from environmental hazards.*

Strategy 20.2.1: Design all development in a manner that protects natural features, such as wetlands, stream corridors, valuable wildlife areas and corridors, significant stands of vegetation, lake shores and other sensitive areas as defined by the Town.

Strategy 20.2.2: Consider enhancement of natural areas as the influence of development impacts them.

Strategy 20.2.3: Seek partnerships with adjacent jurisdictions to pool resources to protect locally and regionally valuable lands.

Strategy 20.2.4: Develop a system of publicly owned land to protect sensitive wildlife habitat and conservation sites, stream and drainage corridors within the 100-year floodplain, and community heritage sites to provide a range of educational, interpretive, and recreational programs to meet the community needs.

Strategy 20.2.5: Provide a variety of recreational opportunities through a diverse and interconnected framework of open lands including parks, trail corridors, and natural areas.

Strategy 20.2.6: Utilize floodplains and major drainage ways for parks and trails to preserve natural areas and minimize the potential for property damage.

*Policy 20.3: Promote the conservation of natural resources.*

Strategy 20.3.1: Promote the use of native and adaptable plants to the Front Range.

Strategy 20.3.2: Encourage the use of Xeriscape principles.

- Strategy 20.3.3: Promote creative landscape design and use of material that conserve water.
- Strategy 20.3.4: Encourage energy efficient building design and orientation.
- Strategy 20.3.5: Encourage building orientations that take advantage of the sun, and prevent adjacent structures from blocking direct sunlight.
- Strategy 20.3.6: Promote the planting of shade trees in appropriate areas to provide shade from summer sun and natural cooling.

*Policy 20.4: Advocate the reclamation of abandoned oil and gas well sites.*

- Strategy 20.4.1: Contact state and federal regulators to determine if any aid is available to reclaim abandoned wells.

**Goal 21 – Reduce solid and hazardous waste.**

*Policy 21.1: Develop programs that encourage residents to reduce, reuse and recycle and properly dispose of solid and hazardous waste.*

- Strategy 21.1.1: Collaborate with trash companies to provide and advertise recycling drop-off locations and to consider developing a curbside recycling program.
- Strategy 21.1.2: Participate in a recycling program which provides facilities for residents to drop off all types of recyclable items, such as paper, plastic, metal, yard waste, Christmas tress, and other materials.
- Strategy 21.1.3: Promote programs and techniques for composting and mulching.



## Cultural, Historical, Educational, and Human Service Opportunities

The cultural, historic, educational, and human service element of the Comprehensive Plan addresses the human needs of the Town's residents in relation to community well-being and quality of life. Frederick has as a strong cultural and historic background that should be shared with residents and visitors. Human services provision is a strong point for Frederick that the community would like to continue to support. Considering the continued growth of the Town, it would be beneficial for Frederick to foster a stronger feeling of community cohesiveness so all residents feel like they belong.

**Goal 22 – Maintain a high quality of life for Frederick residents by supporting and expanding cultural, historic, educational, and human service opportunities.**

*Policy 22.1: Expand the cultural and historic opportunities available to residents and visitors.*

- Strategy 22.1.1: Continue support of the museum and develop additional exhibits about the mining and cultural history of the Tri-Town area.
- Strategy 22.1.2: Investigate ways to establish an auditorium/theatre and a community center for the Tri-Town communities.
- Strategy 22.1.3: Prioritize preservation efforts of historically valued buildings.
- Strategy 22.1.4: Establish and advertise museum hours.
- Strategy 22.1.5: Encourage the purchase of additional land for civic use in areas of growth.

*Policy 22.2: Support the current educational system and investigate expansion opportunities to meet the educational needs of residents of all ages.*

- Strategy 22.2.1: Cooperate with the St. Vrain Valley School District to designate and reserve future school sites to accommodate growth.

Strategy 22.2.2: Initiate discussions with the St. Vrain Valley School District to develop agreements for sharing facilities and overcoming current financial obstacles.

Strategy 22.2.3: Encourage the St. Vrain Valley School District to expand adult education opportunities such as offering vocational training courses, continuing evening classes at the high school, and offering Aims Community college classes in Frederick.

*Policy 22.3: Continue to support both public and private, non-profit human service programs, and other service programs in Frederick to meet the financial and social needs of all citizens.*

Strategy 22.3.1: Encourage the community to continue to support the non-profit programs with donations of time, money, food, clothing, and other required resources.

Strategy 22.3.2: Examine senior center programs to determine where additional services and/or activities are needed to better meet the needs of senior citizens.

Strategy 22.3.3: Encourage local entities to offer programs and activities for youth through the recreation center.

Strategy 22.3.4: Initiate discussions with Firestone and Dacono regarding ways for the Tri-Towns to cooperate and pool their resources to more efficiently and effectively meet the financial and social needs of all Tri-Town area residents.

**Goal 23 – Create a feeling of community cohesiveness within the Town of Frederick.**

*Policy 23.1: Promote the continuation and expansion of Town events to improve citizen involvement in the community.*

Strategy 23.1.1: Continue, expand, and encourage citizens to get involved in traditional celebrations and activities such as Fiesta Day, Miners' Memorial Day, Taste of Carbon Valley, the Fourth of July, and the Easter Egg Hunt.

Strategy 23.1.2: Ensure that public buildings and parks are available for citizens or organizations that want to facilitate new community events.

Strategy 23.1.3: Develop programs and activities through the senior center that seniors and youth can participate in together.

Strategy 23.1.4: Encourage downtown public art displays.

*Policy 23.2: Improve citizen awareness of and involvement in community events and opportunities.*

Strategy 23.2.1: Designate convenient, centrally located areas where community event flyers, and public notices can be posted, and then notify all residents of these posting areas.

Strategy 23.2.2: Approach local business and ask them to sponsor community events.

Strategy 23.2.3: Invite citizens to volunteer to help run and organize community facilities and activities, especially those that are under-funded.

Strategy 23.2.4: Continue to provide the *Town of Frederick Newsletter* to keep residents updated on current Town events.



## Definitions

**Agricultural Land** – Land that is being used for agricultural activities.

**Character** – Those attributes, qualities, and features that make up and distinguish an area and give such an area a sense of purpose, function, definition and uniqueness.

**Cultural Assets** – Buildings, locations, and other features considered historically or socially significant to the community.

**Floodplain or Flood hazard Area** – An area which has been designated by the Board of Trustees, the Colorado Water Conservation Board, or the Federal Emergency Management Agency (FEMA) as susceptible to flooding.

**Geologic Hazards** – Unstable or potentially unstable slopes, undermining, faulting, landslides, rockfalls, flood, wildfire, or similar naturally occurring dangerous features or soil conditions or natural features unfavorable to development.

**Historic District** – An area related by historical events or themes by visual continuity or character or by some other special feature that helps give it a unique historical identity. Such area may be designated a historic district by local, state, or federal government and given official status and protection.

**Historic Site** – A structure or place of historical significance. Such structure or place may be designated a historic site by local, state, or federal government and given official status and protection.

**Land Use Code** – The Frederick Land Use Code.

**Municipality** – An incorporated city or town.

**Neighborhood** – A geographical area, the focus of which is residential uses, but also may include a mixture of activities that people need to live. A *neighborhood* may include a diversity of housing types, schools, parks, shopping and jobs, and a civic component.

**Old Town** – The original Town of Frederick located south of First Street, west of Maple Street, north of Eighth Street, and east of Main Street.

**Open Space** – Any land or water area with its surface open to the sky, which serves specific uses of: providing park and recreation opportunities, conserving natural areas, wildlife habitat, agricultural areas and environmental resources,

structuring urban development form, and protection areas of agricultural, archeological, or historical significance.

**Planning Area Boundary** – The area surrounding the Town that the Town will consider annexing and developing.

**Quasi-Public** – Having the nature or characteristics of being public, but owned by a private or not-for-profit entity.

**Rural Residential** – A very low-density residential district intended to encourage the preservation of open space, natural features, and agricultural land in conjunction with the clustering of single-family detached dwellings.

## Maps

The Town of Frederick Comprehensive Plan is supplemented by a Land Use Map, Transportation Map, Environmental Constraints Map, and Parks and Open Space Map. Maps of public utility districts and extraction of mineral deposits are provided by agencies other than the Town of Frederick. These maps are adopted by reference and available for public review at the Town of Frederick.



## Amendments

